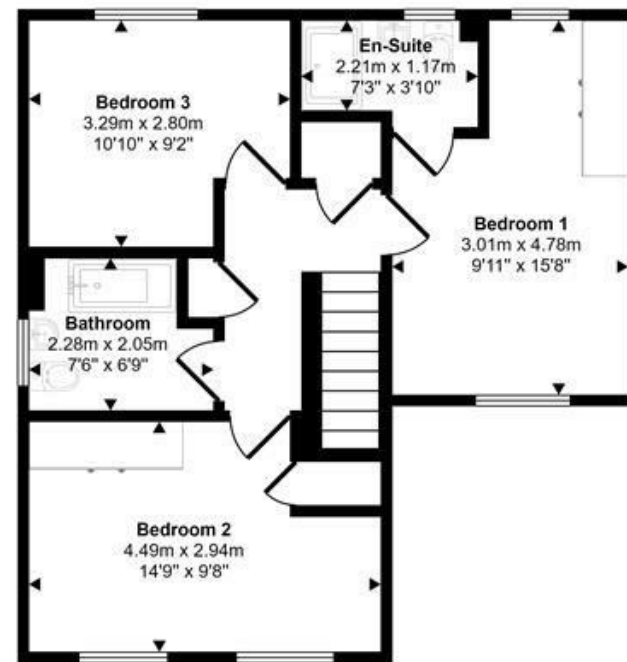




Ground Floor  
Approx 54 sq m / 578 sq ft



First Floor  
Approx 51 sq m / 550 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



Valley Road  
Templecombe

Asking Price  
£340,000

A great opportunity to purchase a well proportioned, nearly new, detached family home with three generously sized bedrooms, exceptionally large garden for new built homes and situated on the edge of the popular Somerset village of Templecombe. The property is within walking distance of the mainline railway station and within reach of the other amenities, which include a Co-Op store, primary school, church, doctor's surgery plus a further convenience store with post office. There is also a village hall, recreational grounds and many clubs available to join.

The property, built in 2023, boasts a modern design with a spacious and bright layout that includes one reception room, which has double doors leading out to the paved patio, on trend combined kitchen and dining room with ample space for a dining table and chairs plus two bathrooms - perfect for a growing family or visiting guests. The property benefits from the remainder of the National House Building Guarantee, providing you with peace of mind for years to come, uPVC double glazing throughout and LPG, dual zone central heating for total control. This lovely home is beautifully presented with the advantage of many upgrades that the vendor commissioned during the course of construction, such as, shelving to the storage cupboards, internal oak doors, extra television points as well as soft closing kitchen units and stylish bathroom suites. In addition, the garage has a remote controlled electric door for convenience and the rear garden has been turfed and the patio extended to provide an excellent entertainment space for summer gatherings. The garden offers ample space for outdoor activities and the potential to be landscaped to your own design.

This delightful property must be viewing to fully appreciate all that it has to offer.





## The Property Accommodation

### Inside

#### Ground Floor

The front door opens into a long, bright and welcoming entrance hall with wood effect vinyl flooring, stairs rising to the first floor with large storage cupboard beneath and white solid wood doors to all the ground floor rooms. The sitting room enjoys an outlook over the rear garden with double doors and full height windows to either side opening out to a paved seating area. The kitchen overlooks the road to the front and is fitted with a range of stylish, soft closing units consisting of floor cupboards, separate drawer unit and eye level cupboards with counter lighting under. There is a generous amount of wood effect textured laminate work surfaces with matching upstand and one and half bowl stainless steel sink and drainer with mono tap. The integrated appliances consist of dishwasher, washing machine, fridge/freezer and gas hob with glass splash back and extractor hood above. There is also a double built in eye level electric oven. The floor is laid to wood effect vinyl. Also on the ground floor is a useful cloakroom.

#### First Floor

Stairs rise to the galleried landing which has two cupboards fitted with shelves, access to the loft space and solid wood doors to all

rooms. The principal bedroom, enjoys a double aspect with front and rear windows, fitted with wardrobes with sliding mirror fronted doors and has an en-suite shower room. Bedroom two looks out to the front of the house and also has fitted wardrobes with sliding mirror fronted doors. Bedroom three is also a double bedroom with outlook over the rear garden. The family bathroom is fitted with a contemporary suite consisting of a low level WC with dual flush facility, pedestal wash hand basin with mono tap and bath with mixer tap and shower attachment plus mains shower over with choice of shower head. The floor is laid to wood effect vinyl.

### Outside

#### Garage and Parking

The tarmac drive provides parking for one car. The larger than average single garage has an electric remote controlled up and over door, fitted with water tap, light and power and houses the gas fired central heating boiler. A personal door opens to the rear garden.

#### Garden

The rear garden is of an excellent size for a nearly new home and is mostly laid to lawn with a spacious paved sun terrace immediately to the back of the house. There are a number of shrubs and trees yet still offers a plenty of scope to landscape to your own design. The garden is fully enclosed and enjoys a sunny aspect.

### Useful Information

Energy Efficiency Rating C  
uPVC Double Glazing  
LPG Central Heating from a communal tank  
Mains Drainage  
Freehold

There will be a development charge for the upkeep of the communal areas

### Directions

Leave Sturminster via Bridge Street. At the traffic lights go over the bridge and turn right onto the A357. Continue on this road for about 5 miles and turn left for Stalbridge. Go through the town. The next village is Henstridge. Continue through the village to the A30 crossroads and proceed straight over heading towards Wincanton. At Templecombe Templecombe - go under the railway bridge and up the hill through the traffic calming. Go down the hill and turn right into Valley Road. The property will be found on the right hand. Postcode BA8 0BY

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.